

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** October 7, 2009

**TO:** Sophia Fisher, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner III  
Community Planning

**SUBJECT: SPEX 2009-0028, Arris Montessori School**

**EXECUTIVE SUMMARY**

The proposed application requests a Special Exception to allow a private school and daycare in an existing building of the Beaumeade Technology Campus. The property is located within Suburban Policy Area and is currently zoned PD-IP, Planned Development-Industrial Park.

The proposed uses are consistent with the Plan's land use vision for this subarea, however, additional information regarding the existing retail/service component of the overall Beaumeade Technology Campus is necessary to determine if the proposed special exception is consistent with the land use mix ratio envisioned by the Plan.

**BACKGROUND**

The applicant, Arris Montessori Academic Services, LLC, is requesting a Special Exception to allow the establishment of a 175 student private school and day care center in the Beaumeade Technology Campus. The property is located on the southern side of Cape Court, approximately 1000 feet north of the intersection of Loudoun County Parkway and the southern portion of Beaumeade Circle (See Vicinity Map). In accordance with the 1993 Zoning Ordinance, a Special Exception is required for the proposed uses within the Planned Development Industrial Park (PD-IP) zoning district.

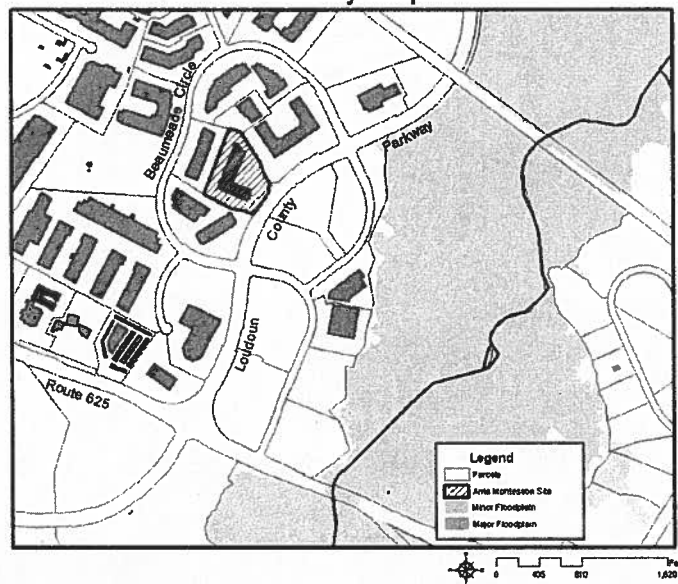
This site is part of the original Beaumeade Corporate Park which was designed as a unified industrial park comprised of approximately 60 lots connected by a coordinated road system. The park has unified signage identifying its boundaries and landscaping that provides the park with a campus style appearance. The park was originally envisioned as an industrial park, however over time it has become more office and retail oriented. There have been several Special Exceptions associated with the overall

Beaumeade Corporate Park that allow office, and flex office/industrial/warehousing. Other uses approved in the park are civic in nature, such as churches and schools.

The proposed private school and daycare is intended to serve children ages 18 months to 12 years of age with a maximum of 175 enrolled students. It is proposed to be located within a 17,400 square foot condominium unit of an existing building in the Beaumeade Technology Campus. The unit will be comprised of classrooms, offices and study areas. An outdoor area will be provided for recreation, plant cultivation and outdoor study. The existing building is surrounded by other commercial condominium units, flex warehousing and vacant land.

As the use will be located in an existing building, the applicant is not proposing any site disturbance with this application and will not impact any environmental features.

Vicinity Map



#### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

The proposed application has been reviewed under the Revised General Plan Suburban Policies of Chapter 6; the Green Infrastructure policies of Chapter 5 and the Design Guidelines in Chapter 11. The General Policies, Employment Supportive Retail

Policies and the Retail Design guidelines of the Retail Plan were applied.

## **ANALYSIS**

### **LAND USE**

The subject property is located in the Ashburn community of the Suburban Policy Area, in an area planned for Business uses (*Revised General Plan, Chapter 7, Planned Land Use Map*). The *Revised General Plan* calls for Business areas to develop as either Regional Office or Light Industrial communities. Light-industrial uses, including flex, research and development, and smaller-scale manufacturing, are considered an integral component of Business areas (*Revised General Plan, Chapter 6, Light Industrial Use Policies, policy 1*). While development in this area is to be predominately industrial uses the *Revised General Plan* anticipates supporting commercial retail and service uses. Employment supportive uses are intended to provide convenient retail and personal service uses to employees and businesses in surrounding office and industrial parks (*Retail Plan Amendment, Employment Supportive Retail Centers, policy 1*). Examples of those types of uses are office supply stores, restaurants, drycleaners, banks, daycare centers and similar uses for employees and businesses in the area.

Further, the land use mix for Light-Industrial communities require a minimum of ten percent public and civic uses, and there is no maximum on the amount of public and civic uses permitted (*Revised General Plan, Light Industrial Use Policies, policy 5*). The Plan defines civic uses are public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses. Such uses may typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses (*Revised General Plan, Glossary*).

The application proposes a combination private school and daycare center which would contribute to both the retail/service and public/civic land use mix for the Beaumeade Development. While there is no maximum amount of public and civic uses permitted, the Employment supportive Retail Policies limit the amount of retail/service uses within Beaumeade to 5% of the total square footage of the employment uses in the development.

***While these types of uses are anticipated in Light Industrial Communities, information regarding the existing retail and service uses should be provided to determine if the daycare and private school are in keeping with the land use mix policies.***

### **Site Design**

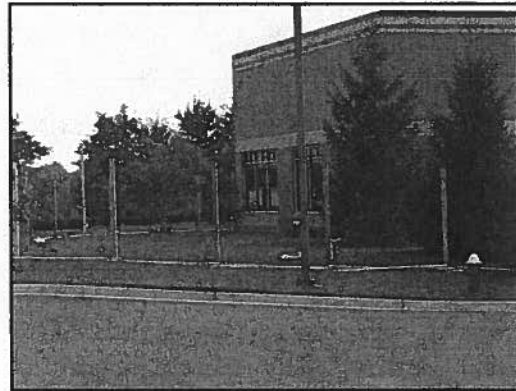
The Plan provides guidance regarding the layout and architectural design of retail and service uses in the County that would apply to the proposed daycare use. Specifically, the Plan calls for a compact site design that makes the buildings, not the parking areas,

the prominent feature of the site; exhibits a unity of design through architectural features; provides usable outdoor spaces; adequately screens mechanical equipment; and provides substantial landscaping and buffering within parking areas and along street frontages (*Retail Plan, Design Guidelines, policies A1-D2*).

As shown in the photos below, these uses would be located in an existing building in the Beaumeade development. All architecture, infrastructure and landscaping has been constructed. A fenced in playground will be added to the side of the building in a location offset from the road and appropriately distanced from the parking area and adjacent buildings.



*Front Elevation*



*Side Elevation*

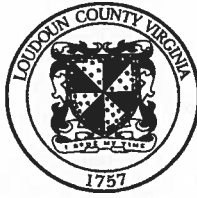
***Staff finds that the site exhibits a unified design and is compatible with the surrounding development in Beaumeade.***

#### **RECOMMENDATIONS**

The proposed private school and daycare uses are consistent with the Plan's land use vision for Business Communities, however, additional information regarding the existing retail/service component of the overall Beaumeade Technology Campus is necessary to determine if the proposed special exception is consistent with the land use mix ratio envisioned by the Plan.

Staff would be happy to meet with the applicant to discuss this issue.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail



## ZONING ADMINISTRATION

**DATE:** October 15, 2009

**TO:** Sophia Fisher, Project Manager

**THROUGH:** Marilee Seigfried, Deputy Zoning Administrator *ms*

**FROM:** *cl* Cindy Lintz, Zoning Administration

**SUBJECT:** SPEX 2009-0028, Arris Montessori Academic Services, LLC

**LCTM:** /80//31P1///C      **MCPI:**061-49-8039-005

The Zoning Administration has reviewed the above referenced application and has the following comments:

1. The designated drop off area shown on Sheet 2 does not match the drop off area of Sheet 4.
2. The proposed playground area cannot serve two purposes (an entrance and a playground). Distinguish it from the entrance.
3. Sheet 2, the outdoor play area "6,675 s.f." remove the "+/-."
4. Staff suggests removing "for Elementary Education from the Proposed Uses on Sheet 1 and on the building on Sheet 2.

ATTACHMENT 1 b

A-5



## ZONING ADMINISTRATION REFERRAL

**DATE:** October 6, 2009

**TO:** Sophia Fisher, Project Manager

**THROUGH:** Marilee Seigfried, Deputy Zoning Administrator

**FROM:** Cindy Lintz, Zoning Administration

**SUBJECT:** SPEX 2009-0028, Arris Montessori Academic Services, LLC

**LCTM:** /80//31P1///C      **MCPI:**061-49-8039-005


The Zoning Administration has reviewed the first submission of the above referenced application and has the following comments:

1. Include in the Special Exception numbers in the title of the application.
2. Sheet 1 under Site Data, combine the proposed use and proposal to list only the two uses: a Child Care Center and a Private School for up to 175 students. The word "Montessori" should be omitted from the use since it is not a use defined under the 1993 Zoning Ordinance.
3. Sheet 1, under Parking Tabulation; include the parking and loading requirements for Child Care Facility, "0.2/ person in licensed capacity plus one per employee not residing on the premises. No loading space required."
4. Sheet 1 & 2, show the parking requirements for these two uses and include them in the outlined Special Exception area.
5. Sheet 2, the driveway needs to be included in the Special Exception application.
6. Sheet 1, per Section 5-609(B)(2)(b) show the designated pickup and delivery zone. Note: this area needs to be included in the outlined Special Exception area.
7. Sheet 1, under parking tabulations "Accessible space provided," please correct the spelling of conformance.
8. Sheet 1, under parking tabulations "Loading space provided," delete the word "Revised", since this parcel is under the 1993 Zoning Ordinance.
9. Sheet 2, define the limits of the playground space for the number of child care students the center plans to have. Section 5-609(A)(5) of the ordinance requires 75 square feet per child.
10. Sheet 3, under #1, the Beth Chaverim Reform Congregation zip code is 20147-6239.
11. Sheet 3, under #5, Moshen & Neda Jalali own two different parcels with two different addresses. For PIN 060-10-3176-013 County Records show the owner's address as: 44710 Cape Ct Ste 122, Ashburn, VA 20147-6231.
12. Sheet 3, delete #7 since that parcel does not adjoin the owner's map.
13. Sheet 3, under #8, Francis Richard Johnson's zip code is 20105.
14. Statement of Justification: under the 1993 Zoning Ordinance the Special Exception is being requested for Private School – Section 4-504(NN) and Child Care Center – Section 4-504 (U) and 5-609(B).

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**DATE:** November 4, 2009

**TO:** Sophia Fisher, Project Manager, Department of Planning

**FROM:** George Phillips, Senior Transportation Planner 

**SUBJECT:** SPEX 2009-0028 Arris Montessori School  
Second Referral

**Background**

In response to initial OTS comments dated October 13, 2009, the applicant has provided additional materials for review. This referral is based on materials received from the Department of Planning on October 21, 2009, including (1) a revised statement of justification, dated October 15, 2009; (2) a letter from the applicant, dated October 15, 2009, responding to first referral comments; (3) a special exception plat, revised October 14, 2009, from Bowman Consulting Group, Ltd., and (4) additional traffic information and analysis, dated October 15, 2009, from Wells & Associates.

**Additional Traffic Information and Analysis Summary**

The applicant's latest traffic information (*Attachment 1/Table 3A*) includes a trip generation analysis and comparison that breaks out child care and private school uses as defined by the Loudoun County Zoning Ordinance. Option 1 includes 89 day care students and 86 private school students. Option 2 includes 51 day care students and 124 private school students. These options were compared against the 100% private school use for 175 students which were included in the applicant's original study, dated June 22, 2009 (*Attachment 2/Table 3*). While there was a decrease in the A.M. peak hour trips, a maximum of 14 more P.M. peak hour trips are shown to be generated when compared to that shown in the earlier study. These additional trips were added to the total future traffic volumes at the Loudoun County Parkway/Cape Court intersection and re-analyzed for the P.M. peak hour (*Attachment 1/HCM Analysis*). The eastbound left-turn movement onto northbound Loudoun County Parkway delay increased by 0.5 seconds to 19.3 seconds of delay, which maintains LOS C.



## Transportation Comments

Discussed below are the initial OTS staff comments, the applicant's response, and the issue status in terms of whether or not the staff comment has been adequately addressed.

1. **Initial Staff Comment (First Referral October 13, 2009)**; Based on information included in the application, child care is proposed with this application. Yet, the trip generation data provided in the applicant's traffic study does not appear to include these additional trips. Thus, the traffic may be undercounted and the LOS analysis inaccurate. Child care uses would likely produce trips that coincide with the A.M. and P.M. peak hour, requiring a revised analysis. Please clarify why the trip generation for the child care was not provided and confirm the hours of operation and capacity of the child care facility.

***Applicant's Response (October 15, 2009)**; A trip generation analysis and comparison has been completed for two options that would break out the child care and school uses as defined by the Zoning Ordinance. One option included 89 child care students/86 regular students and the second option included 51 child care students/124 regular students. The comparison is shown on Table 3A attached and indicates that during the AM peak hour fewer trips would be generated than that shown in the traffic study. During the PM peak hour a maximum of 14 more trips may be generated when compared to that shown in the traffic study. These additional trips were added to total future traffic volumes at the Loudoun County Parkway/Cape Court intersection and re-analyzed for the PM peak hour. The results of the capacity analysis indicates that the eastbound left-turn movement increased in delay by 0.5 seconds to 19.3 seconds of delay, maintaining a level of service (LOS) "C". Based on the results of the additional analysis, the conclusions of the traffic study remain valid. The analysis worksheet is provided with this response.*

*Child care trip generation was assumed to be part of the rates used as these rates reflect a Montessori School use similar to that proposed. The hours of operation for the school are 7:30 AM to 6:00 PM with staggered arrivals and departures for students depending on age group. One factor determining the capacity of the child care facility is based on the available outdoor play space. Other factors may also apply. The play area shown with the previously submitted site plan would yield approximately 51 child care students. A revised site plan would permit up to 89 child care students. This range of students was the basis for the additional traffic analysis and worse case condition was analyzed.*

**Issue Status:** The applicant has adequately addressed the concern that child care trips were not incorporated into the analysis. Issue adequately addressed.

2. **Initial Staff Comment (First Referral October 13, 2009)**: The applicant needs to ensure that adequate parking and appropriate vehicle circulation is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.

***Applicant's Response (October 15, 2009)**: A Drop-off/Pick-up Plan, Sheet 4 has been added to the plan set to illustrate drop-off locations, over 600 feet of stacking, and circulation. The*



*286 existing spaces on site are shared among users in the building/site. Currently users in the building include a design center, government and private sector contracting, an insurance office, construction contractors, internet and digital communications office, and a private high school (Ideal School).*

**Issue Status:** The applicant has provided a realistic drop-off/pick-up Plan. This Plan should be included in the Special Exception conditions along with appropriate signage to direct users for the drop-offs and pick-ups. However, it is unclear from the applicant's response whether the existing 286 spaces for the overall site will be adequate for this particular use. As previously noted, the number of parking spaces available for the proposed use should be indicated by the applicant and verified by Building & Development staff. Further clarification is recommended.

3. **Initial Staff Comment (First Referral October 13, 2009):** The applicability of Route 28 Tax District payments for the proposed uses needs to be confirmed. If applicable, a condition of approval consistent with the condition language included with the Ideal Schools application (SPEX 2008-0020) is recommended.

***Applicant's Response (October 15, 2009):** The applicant for the Ideal Schools special exception was also the owner of the property. Here, the Applicant is a tenant and not the owner of the Property and is unable to agree to a condition that affects the owner's liability for taxes.*

**Issues Status:** So noted. OTS defers to the County Attorney's office for a final determination.

## RECOMMENDATION

Subject to resolution of the issues noted above, OTS would have no objection to the approval of this application. OTS staff is available to meet with Department of Planning staff and the applicant to discuss.

## ATTACHMENTS

1. Applicant's New Traffic Information (Table 3A and HCM Analysis)
2. Trip Generation From Applicant's Original Traffic Study (Table 3)

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cc: Andrew Beacher, Assistant Director, OTS  
Lou Mosurak, Senior Coordinator, OTS

**Table 3A**

**Arris Montessori School**

**Site Trip Generation Comparison**

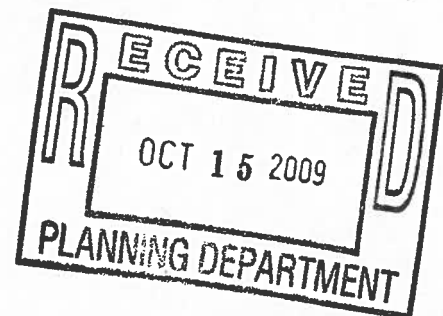
Land Use	ITE <sup>(1)</sup> Code	Amount	Units	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Average</u>
				In	Out	Total	In	Out	Total	<u>Daily Traffic</u>
<b><u>With Traffic Study (WTS)</u></b>										
Private School <sup>(1,2)</sup>	534	175	Students	96	82	178	50	57	107	434
			Rate	0.55	0.47					
<b><u>Comparison with Day Care Use</u></b>										
<b><u>Option 1</u></b>										
Private School <sup>(2)</sup>	534	86	Students	44	36	80	23	25	48	213
Day Care	565	89	Students	38	33	71	34	39	73	399
	Total	175		82	69	151	57	64	121	612
	Difference (W TS vs Opt 1)			(14)	(13)	(27)	7	7	14	178
<b><u>Option 2</u></b>										
Private School <sup>(2)</sup>	534	124	Students	63	52	115	33	38	71	308
Day Care	565	51	Students	22	19	41	20	22	42	228
	Total	175		85	71	156	53	60	113	536
	Difference (W TS vs Opt 2)			(11)	(11)	(22)	3	3	6	102

**Notes:**

(1) Trip estimates based on rates and equations published in the Institute of Transportation Engineers Trip Generation, 8th Edition

(2) AM Peak hour reflects independent trip rates collected by W+A which reflects higher trips than ITE. PM Peak hour reflects peak hour of generator which would occur before the commuter PM peak hour.

(3) ADT rate from ITE Land Use Code 536 (Private School K-12).









10/15/2009

4597 - Site TG & LOS - Day Care Compare

Wells + Associates, Inc.  
Leesburg, VA

# HCM Unsignalized Intersection Capacity Analysis 1: Cape Ct & Loudoun County Pkwy

10/15/2009

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations	Y		Y	Y	Y	Y		
Volume (veh/h)	89	166	92	908	654	49		
Sign Control	Stop			Free	Free			
Grade	0%			0%	0%			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly flow rate (veh)	97	180	100	987	385	53		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type				Raised	Raised			
Median storage (veh)				1	1			
Upstream signal (ft)								
pX, platoon unblocked								
vC, conflicting volume	1078	192	438					
vC1, stage 1 conf vol	385							
vC2, stage 2 conf vol	693							
vCu, unblocked vol	1078	192	438					
tC, single (s)	6.8	6.9	4.1					
tC, 2 stage (s)	5.8							
fT (s)	3.5	3.3	2.2					
p0 queue free %	69	78	91					
cM capacity (veh/h)	314	317	1118					
Direction, Lane #	EB 1	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	277	100	493	493	192	192	53	
Volume Left	97	100	0	0	0	0	0	0
Volume Right	180	0	0	0	0	0	0	53
cSH	524	1118	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.53	0.09	0.29	0.29	0.11	0.11	0.03	
Queue Length 95th (ft)	77	7	0	0	0	0	0	0
Control Delay (s)	19.3	8.5	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	C	A						
Approach Delay (s)	19.3	0.8			0.0			
Approach LOS	C							
Intersection Summary								
Average Delay			3.4					
Intersection Capacity Utilization			46.9%		ICU Level of Service		A	
Analysis Period (min)			15					

**Table 2****Arris Montessori School  
Background Trips**

Land Use Options	ITE <sup>(1)</sup> Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Traffic
				In	Out	Total	In	Out	Total	
Office	710	11,790	SF	30	4	34	16	76	92	257
Ideal Schools	536	48	Students	23	15	38	3	5	8	119
<b>Total Background Trips</b>				<b>53</b>	<b>19</b>	<b>72</b>	<b>19</b>	<b>81</b>	<b>100</b>	<b>376</b>

Note: (1) Trip estimates based on rates and equations published in the Institute of Transportation Engineers Trip Generation, 8th Edition.

**Table 3****Arris Montessori School  
Site Trip Generation Comparison**

Land Use	ITE <sup>(1)</sup> Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Traffic
				In	Out	Total	In	Out	Total	
Private School <sup>(2,3)</sup>	534	175	Students	96	82	178	50	57	107	434
			Rate	0.55	0.47					

**Notes:**

(1) Trip estimates based on rates and equations published in the Institute of Transportation Engineers Trip Generation, 8th Edition.

(2) AM Peak hour reflects independent trip rates collected by W+A which reflects higher trips than ITE. PM Peak hour reflects peak hour of generator which would occur before the commuter PM peak hour.

(3) ADT rate from ITE Land Use Code 536 (Private School K-12).

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**DATE:** October 13, 2009

**TO:** Sophia Fisher, Project Manager, Department of Planning

**FROM:** George Phillips, Senior Transportation Planner *GP*

**SUBJECT: SPEX 2009-0028 Arris Montessori School**  
**First Referral**

**Location:** Located at 44675 Cape Court, west of Loudoun County Parkway, approximately 2,500 feet north of Waxpool Road in Ashburn (*Attachment 1*)

**Background**

This Special Exception (SPEX) application proposes a private school with up to 175 students and a child care facility in the PD-IP Zoning District. The building for the proposed use is already constructed and approved for office use. The proposed school would occupy 12,300 square feet of the building. This review is based on materials received from the Department of Planning on September 15, 2009, including (1) a statement of justification dated August 4, 2009, (2) a special exception plat revised September 14, 2009 from Bowman Consulting Group, Ltd. and (3) a traffic study dated June 22, 2009 from Wells & Associates.

**Existing, Planned and Programmed Transportation Facilities**

According to the Revised General Plan, the site is located within the Suburban Policy Area (Ashburn Community). Major roadways serving the site are described below. OTS' review of existing and planned transportation facilities is based on the

2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan)

**Loudoun County Parkway** - is a controlled access, minor arterial constructed for the most part as a four-lane median divided facility between Route 7 and Route 625 and as a six-lane divided road between Route 625 and the Dulles Greenway. There is a short two-lane segment between Gloucester Parkway and Redskins Drive. A traffic signal is in place at the Loudoun County Parkway/Route 625 intersection. Separate left-turn and right-turn lanes are in place at the Cape Court intersection which is unsignalized. The 2001 Revised CTP calls for the Loudoun County Parkway to be a controlled access, six-lane divided arterial with a 120-foot right-of-way, a 50-mile per hour design speed, 900 foot median crossover spacing and turn lanes at all intersections. Adequate right-of-way already exists to accommodate widening Loudoun County Parkway to six lanes in Beaumeade when necessary. Although there are no 2008 VDOT counts for this segment of the Loudoun County Parkway, applying the K factor to the applicant's peak hour traffic count indicates that this road segment in the vicinity of Beaumeade Circle carries approximately 12,875 daily vehicle trips.

The 2003 Bike and Ped Plan categorizes Loudoun County Parkway as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. In the vicinity of the site, there is currently an asphalt multi-use trail on the west side of Loudoun County Parkway from Beaumeade Circle (North) south to Cape Court.

**Cape Court** – is an existing urban two-lane undivided roadway which provides direct access to the site. It is a private street with direct access to Loudoun County Parkway at an unsignalized intersection. It terminates in a cul-de-sac approximately 600 feet west of Loudoun County Parkway. There are no plans to widen this road. Applying the K factor to the peak hour traffic counts from the applicant's traffic study, it is estimated that this road segment carries approximately 1,300 daily vehicle trips.

There are no sidewalks or other pedestrian facilities along any portion of Cape Court.

## **Existing Traffic Volumes and Level-of-Service (LOS)**

The applicant's traffic study provides existing traffic volumes in Figure 1 (*Attachment 2*) and LOS in Table 1 (*Attachment 3*). The LOS analysis for the existing condition indicates that the unsignalized Loudoun County Parkway/Cape Court intersection operates at an acceptable LOS, (LOS B during both peak hours for the eastbound left turn movement from Cape Court onto Loudoun County Parkway and LOS A during both peak hours for the northbound left turn movement west onto Cape Court.)

## **Background Traffic and Level-of-Service (LOS)**

Under background conditions (i.e., without the proposed development but assuming occupancy of the balance of square footage in the condominium building with approximately 12,000 square feet of office uses and 48 additional students in the approved Ideal Schools facility), the applicant's traffic study in Table 1 (*Attachment 3*) indicates that the unsignalized Loudoun County Parkway/Cape Court intersection would operate at an acceptable LOS, (LOS B during the A.M. peak hour and LOS C during the P.M. peak hour for the eastbound left turn movement from Cape Court onto Loudoun County Parkway and LOS A during both peak hours for the northbound left turn movement west onto Cape Court.). The background traffic volumes are shown on Figure 2 (*Attachment 4*).

## **Trip Generation**

Based on information included in the traffic study in Table 3 (*Attachment 5*), the proposed private school will generate 178 A.M. peak hour, 107 P.M. peak hour and 434 daily vehicle trips. However, the applicant indicates that child care will also be provided which does not appear to be included in the traffic study. Assuming 12,300 square feet of office uses in the same space, ITE 7<sup>th</sup> Edition trip rates for Office generate 35 A.M. peak hour, 93 P.M. peak hour and 266 daily vehicle trips. The proposed use represents an increase of 143 A.M. peak hour, 14 P.M. peak hour and 168 daily vehicle trips when compared to the approved uses for this site.

## **Trip Distribution**

The applicants traffic study notes that, based on existing traffic data, the local road network and engineering judgment that 35% of the site traffic will access from the



north on Loudoun County Parkway and 65% would approach from the south on Loudoun County Parkway (*Attachment 4*).

### **Forecasted Level-of-Service**

For total future conditions which includes the proposed development as shown in Table 1 (*Attachment 3*), the unsignalized Loudoun County Parkway/Cape Court intersection would continue to operate at acceptable LOS (LOS C during both peak hours for the eastbound left turn movement from Cape Court onto northbound Loudoun County Parkway, LOS B during the A.M. peak hour for the northbound left turn movement from Loudoun County Parkway onto westbound Cape Court, and LOS A for the same northbound to westbound movement during the P.M. peak hour. The total future peak hour traffic forecasts are included in Figure 2 (*Attachment 4*).

### **Transportation Comments**

1. Based on information included in the application, child care is proposed with this application. Yet, the trip generation data provided in the applicant's traffic study does not appear to include these additional trips. Thus the traffic may be undercounted and the LOS analysis inaccurate. Child care uses would likely produce trips that coincide with the A.M. and P.M. peak hour, requiring a revised analysis. Please clarify why the trip generation for the child care was not provided and confirm the hours of operation and capacity of the child care facility.
2. The applicant needs to ensure that adequate parking and appropriate vehicle circulation is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.
3. The applicability of Route 28 Tax District payments for the proposed use needs to be confirmed. If applicable, a condition of approval consistent with the condition language included with the Ideal Schools application (SPEX 2008-0020) is recommended.

## **RECOMMENDATION**

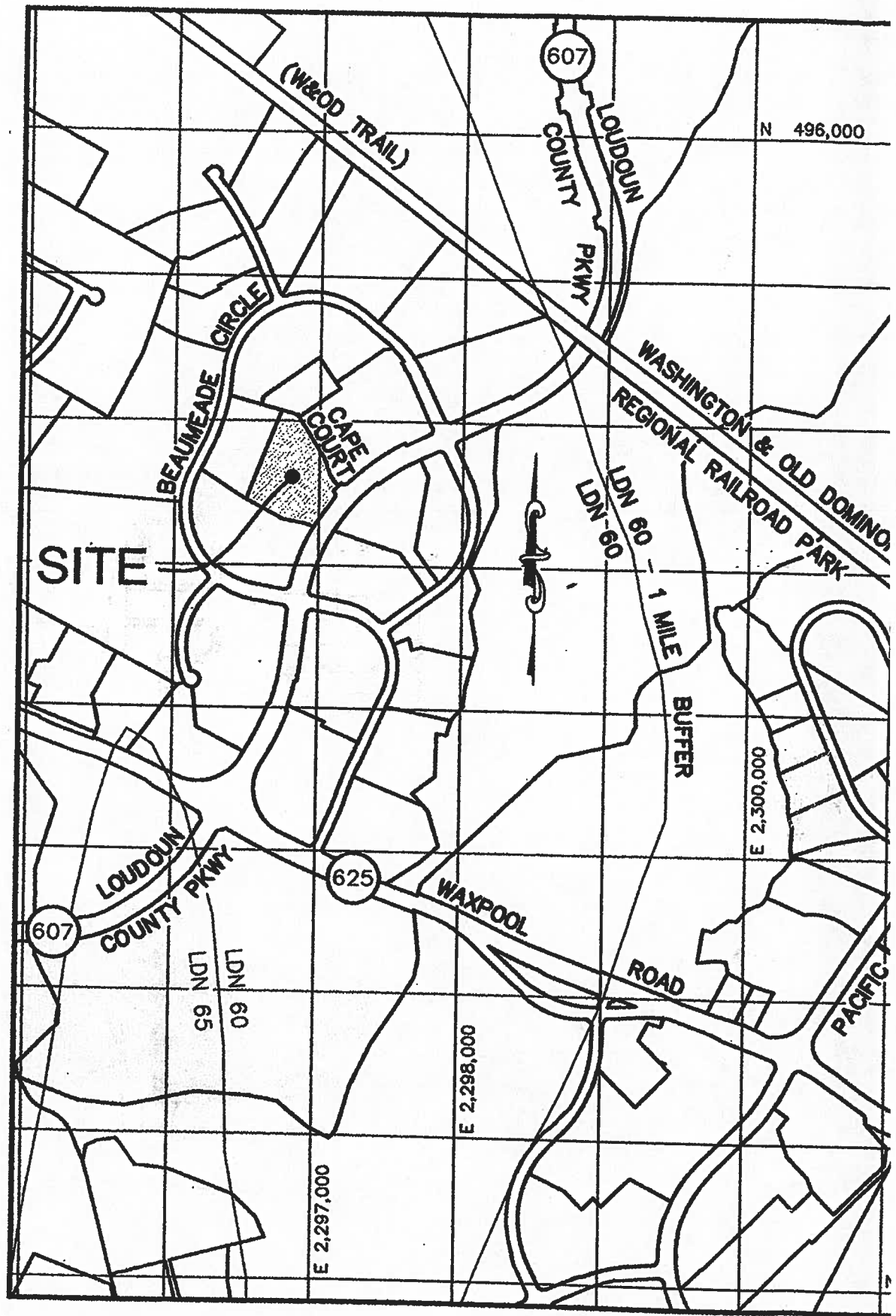
**OTS has no recommendation at this time. Further clarification is needed regarding the above issues. OTS staff is available to meet with Department of Planning staff and the applicant to discuss.**

## **ATTACHMENTS**

1. Site Vicinity Map
2. Existing Lane Use/Traffic Control and Existing Peak Hour Traffic Counts (Figure 1)
3. Peak Hour Intersection LOS (Table 1)
4. Background, Site Generated, and Total Future Traffic Information (Figure 2)
5. Background Trip Generation (Table 2) and Site Trip Generation (Table 3)

**D Drive/C drive file/ SPEX 2009-0028/ Arris Montessori School/ First Referral/GRP.doc**

**cc: Andrew Beacher, Assistant Director, OTS  
Lou Mosurak, Senior Coordinator, OTS**



# VICINITY MAP

SCALE: 1" = 1,000'

L:\PROJECTS\4501 - 5000\4597 ARRIS MONTESSORI SCHOOL\4597 ARRIS SCHOOL.DWG

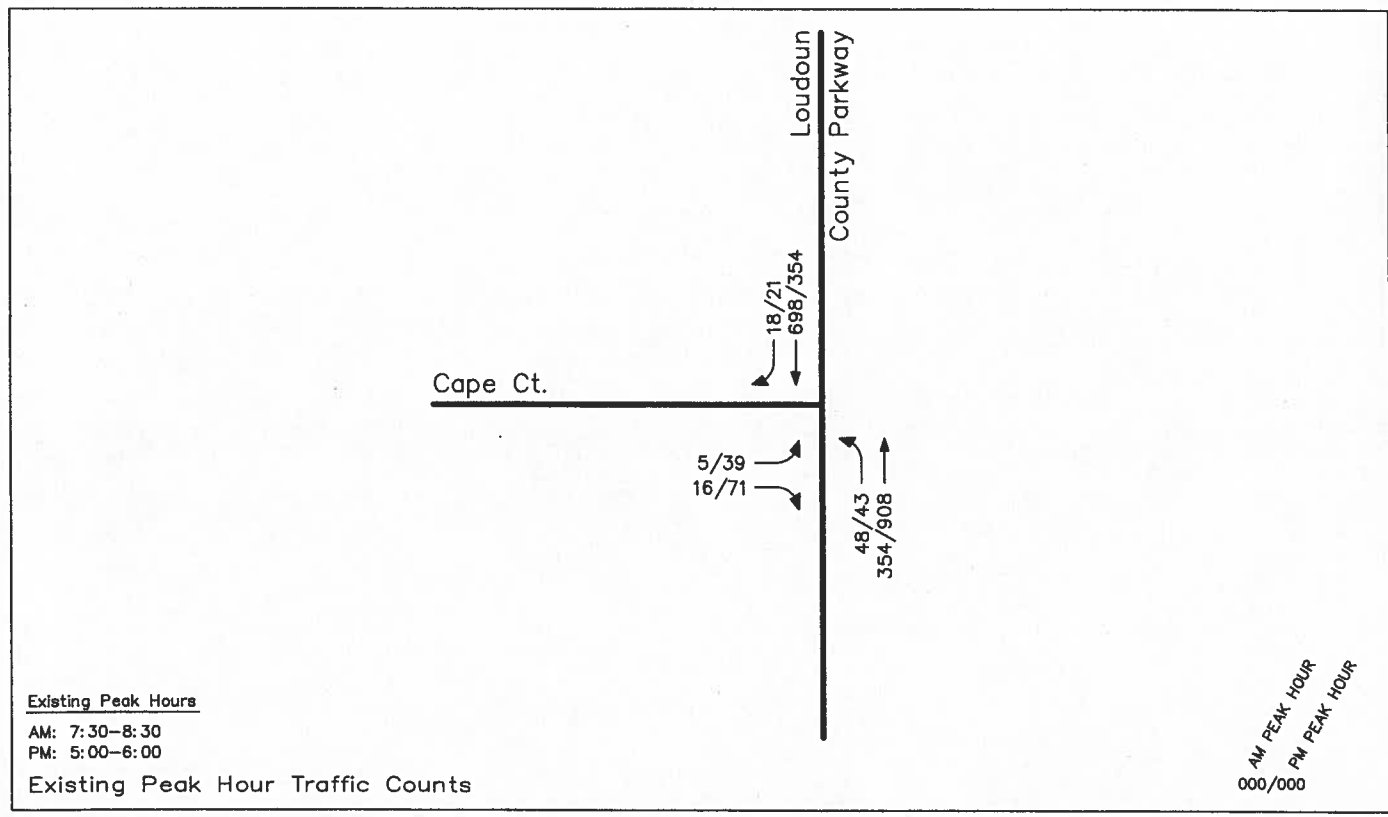
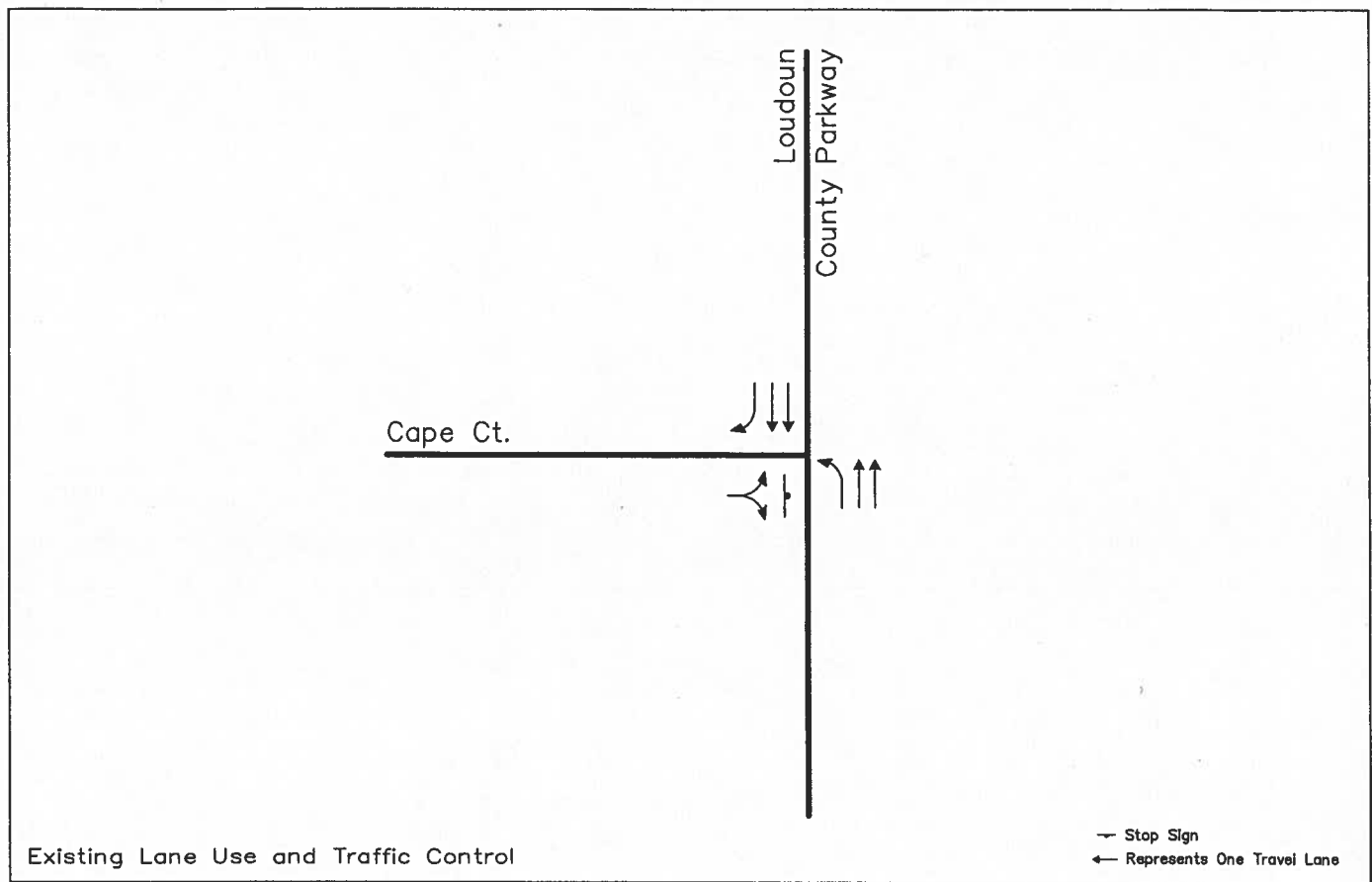


Figure 1



**Table I**  
**Arris Montessori School**  
**Peak Hour Intersection Levels of Service<sup>(1)</sup>**

Intersection/Link	Control	Approach/ Movement	Existing Conditions		Background		Total Future	
			AM	PM	AM	PM	AM	PM
Route 607 (Loudoun County Parkway)/ Cape Court	STOP	EBLR NBL	B [12.4] A [9.6]	B [13.0] A [8.3]	B [13.4] A [9.9]	C [15.2] A [8.3]	C [17.4] B [10.6]	C [18.8] A [8.5]

Note:

(1) Numbers in brackets [ ] indicate delay in seconds per vehicle for stop-controlled intersections.

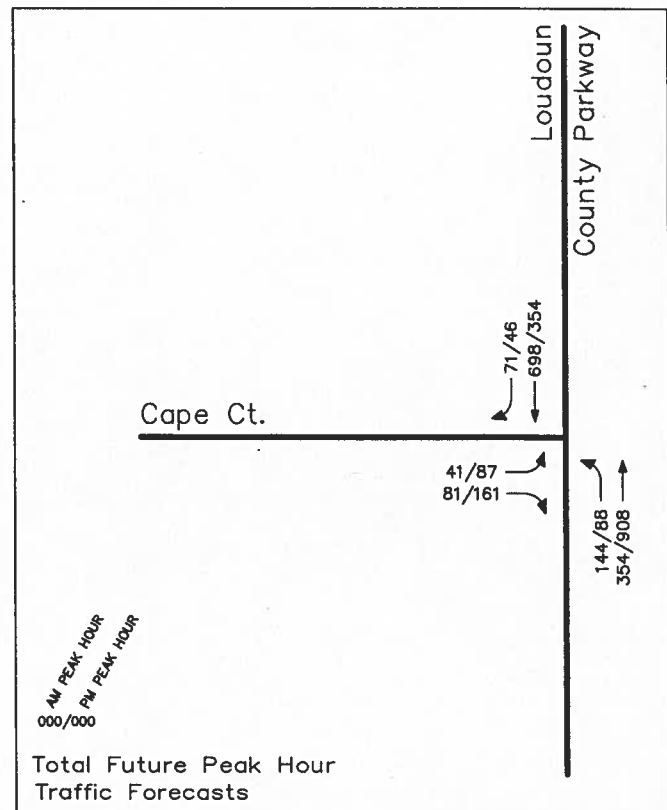
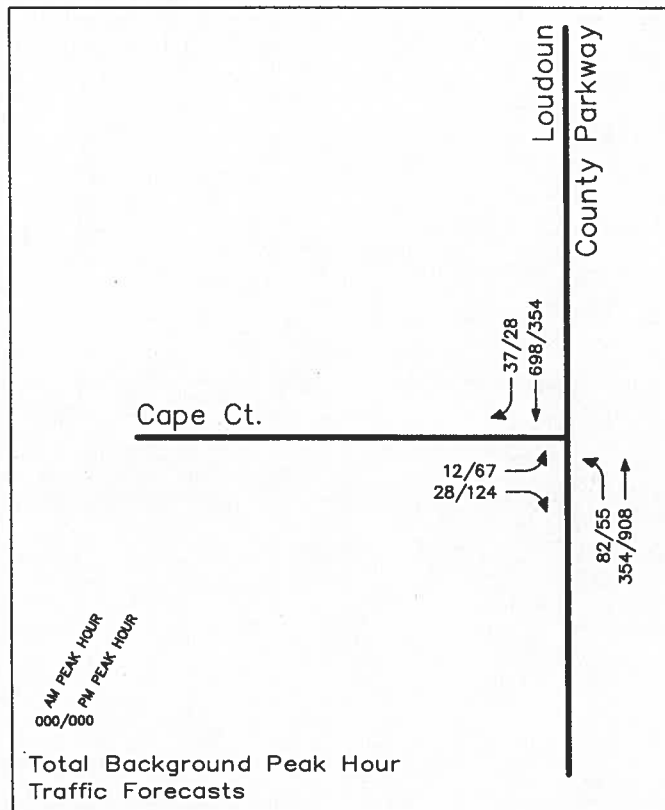
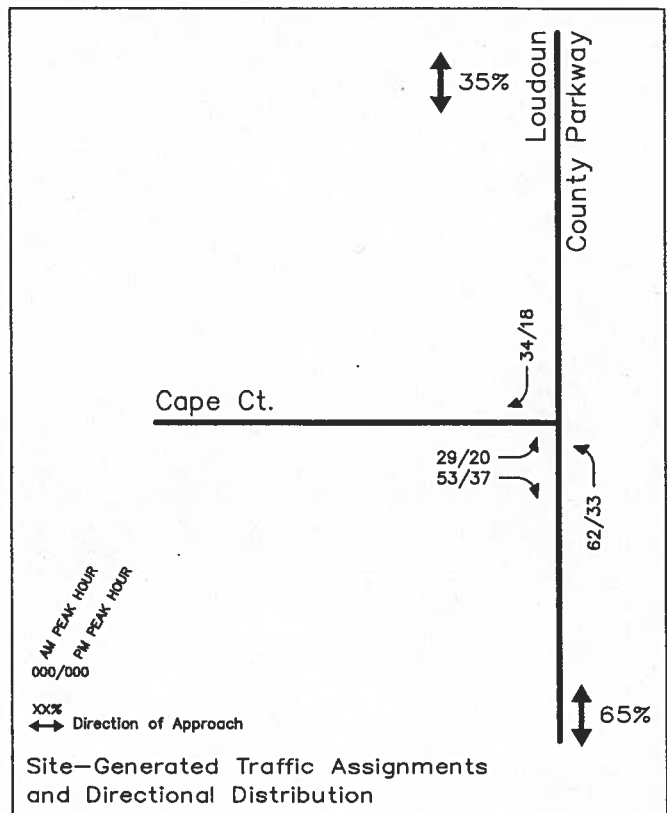
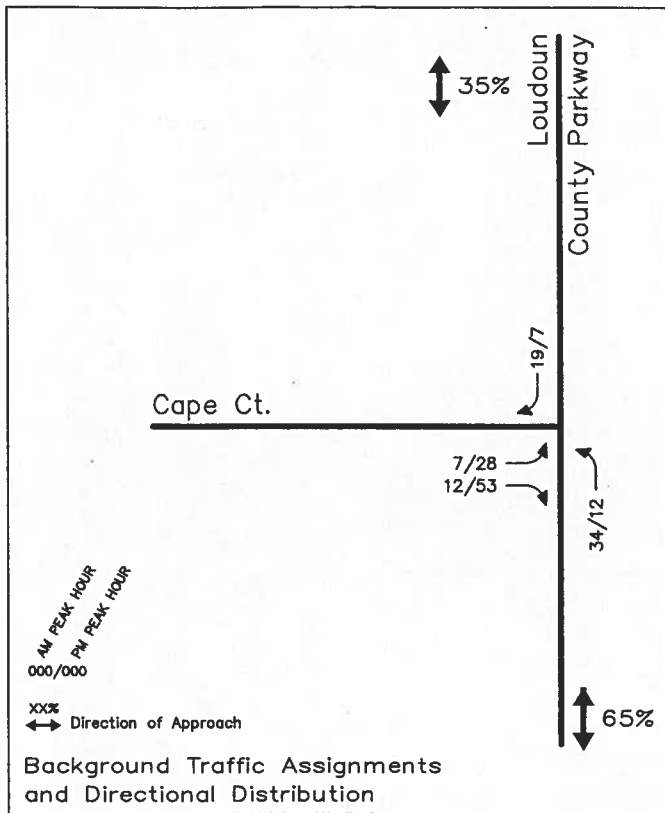


Figure 2



**Table 2****Arris Montessori School  
Background Trips**

Land Use Options	ITE <sup>(1)</sup> Code	Amount	Units	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Average Daily Traffic</u>
				In	Out	Total	In	Out	Total	
Office	710	11,790	SF	30	4	34	16	76	92	257
Ideal Schools	536	48	Students	23	15	38	3	5	8	119
<b>Total Background Trips</b>				<b>53</b>	<b>19</b>	<b>72</b>	<b>19</b>	<b>81</b>	<b>100</b>	<b>376</b>

Note: (1) Trip estimates based on rates and equations published in the Institute of Transportation Engineers Trip Generation, 8th Edition.

**Table 3****Arris Montessori School  
Site Trip Generation Comparison**

Land Use	ITE <sup>(1)</sup> Code	Amount	Units	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Average Daily Traffic</u>
				In	Out	Total	In	Out	Total	
Private School <sup>(2,3)</sup>	534	175	Students	96	82	178	50	57	107	434
			Rate	0.55	0.47					

**Notes:**

(1) Trip estimates based on rates and equations published in the Institute of Transportation Engineers Trip Generation, 8th Edition

(2) AM Peak hour reflects independent trip rates collected by W+A which reflects higher trips than ITE. PM Peak hour reflects peak hour of generator which would occur before the commuter PM peak hour.

(3) ADT rate from ITE Land Use Code 536 (Private School K-12).





# COMMONWEALTH of VIRGINIA

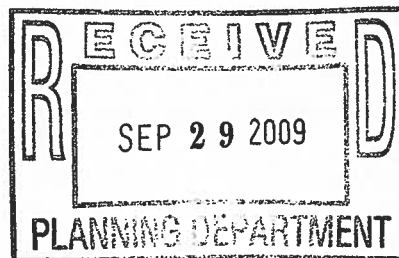
DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

September 25, 2009

Ms. Sophia Fisher  
County of Loudoun  
Department of Planning MSC#62  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000



Re: Beaumeade Arris Montessori School  
Loudoun County Application Number SPEX 2009-0028

Dear Ms. Fisher:

We have reviewed the above application as requested in your September 15, 2009 transmittal. We offer the following comments:

1. The use described in the statement of justification is for students up to 12 years old. The traffic study cited data from ITE use 536 Private School K-12 rather than more appropriate ITE use 534 Private School K-8. ITE use 565 Day Care is also a possible use. However, the actual data used, from a similar site, are higher than predicted by any of these uses, so the results of the study are conservative.
2. We have some concern whether the size and configuration of the parking lot supports a large number of parents dropping off their children in the morning at this and the other school nearby without queues backing up onto Cape Court.

If you have any questions, please call me at (703) 383-2424.

Sincerely,

Thomas B. VanPoole, P.E.  
Senior Transportation Engineer

September 30, 2009

Ms. Sophia Fisher  
Department of Planning  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, VA 20177-7000

**Re: SPEX-2009-0028; Arris Montessori School**

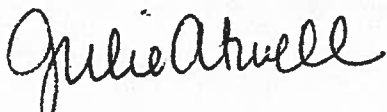
Dear Ms. Fisher:

Loudoun Water has reviewed the referenced application for Special Exception and has the following comments:

- Change general note 7 (sheet 1) to read Loudoun Water could provide water and sanitary sewer service to the proposed use through extension of existing facilities. Water and sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.
- Show location of existing water and sanitary sewer lines on special exception plat.

Should you have any questions, please feel free to contact me.

Sincerely,



Julie Atwell  
Engineering Administrative Specialist

ATTACHMENT 1e

A-24



LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Sophia Fisher, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** October 7, 2009  
**Subject:** Arris Montessori School  
SPEX 2009-0028

Thank you for the opportunity to review the above captioned applications. The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the applications as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	LCFR Moorefield Station 23 Travel Time
061-49-8039	Arris Montessori School	3 minutes (temp) 5 minutes, 22 seconds (perm)

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	LCFR Moorefield Station 23 Response Times
Arris Montessori School	5 minutes (temp) 7 minutes, 22 seconds (perm)

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

Teamwork \* Integrity \* Professionalism \* Service

ATTACHMENT 1 f

A-25



\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Arris Montessori Academic Services, LLC, 44675 Cape Court, #189, Ashburn, VA 20147

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Joanna C. Beitzel, Member	
Kathleen M. Opiola, Member	
Faezeh Tabyanian, Member	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

H2K2, LLC, 945 Leigh Mill Road, Great Falls, VA 22066-2303

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Soo Young Kim, Member	
Young M. Hwang, Member	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Sevila, Saunders, Huddleston & White, P.C. 30 N. King Street, Leesburg, VA 20176

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Robert E. Sevila	
Richard R. Saunders, Jr.	
Jon D. Huddleston	
Craig E. White	
Lawrence M. Schonberger	
William F. Fitzpatrick	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
Cape Court Commercial Condominium Unit Owners Association, 44675 Cape Court, Suite 100  
Ashburn, VA 20147-6230

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
Trey Mauck	President
Sue Benezra	Board Member
Alice Busch	Board Member

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
Bowman Consulting Group, Ltd., 3863 Centerview Drive, Suite 300, Chantilly, VA 20151

### Description of Corporation:

- ☒ *There are 100 or fewer shareholders and all shareholders are listed below.*
- ☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*
- ☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- ☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Gary P. Bowman	Patrick D. Quante
Walt C. Sampsell III	Michael G. Bruen
Mark S. Stires	Donald J. Zdancewicz
Walt C. Sampsell, Jr.	Daren B. Tagg
Michael B. McCordic	David T. Frankenfield
Roy E. Waugh	Doug H. Wagner
Jacob Thomas Tanner	Robert A. Hickey
Justin G. Mahlmann	Charles E. Walls
John R. Lutostanski	Martin E. Crahan
Jeffrey A. Blair	Justin R. Troidl
Mark W. Baker	Justin C. Francis
Patricia A. Hollar	Michael P. Pointer
Piero V. Mellits	M. Scott Delgado
Matthew J. Tauscher	Charles E. Powell
Jamie E. (Packie) Crown	Michael J. Birkland

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Gary Bowman	President
Michael J. Birkland	Vice-President
Michael G. Bruen	Vice-President
Justin G. Mahlmann	Vice-President
Charles E. Walls	Vice-President
M. Scott Delgado	Vice President
Robert A. Hickey	Secretary/Treasurer

Check if applicable:

X Additional shareholder information is continued on an additional *page* B-3

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., Main Office: 1420 Spring Hill Road, Suite 600, McLean, VA 22102

### Description of Corporation:

  x   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Sole Shareholders of M.J. Wells & Associates, Inc. is: M.J. Wells & Associates, Inc., Employee Stock Ownership Trust. Beneficial Owners of the Stock are as follows:	
Robin L. Antonucci	Ernest M. Eggleston
Martin M. Barna	Kevin R. Fellin
Barbara J. Blackmore	Melissa T. Hish
Christopher L. Bowyer	Admir Husdzinovic
Jennifer N. Carpenter	Agan Husadzinovic
John F. Cavan	Majdeta Husadzinovic
Maureen E. Cicciarelli	William F. Johnson
Lorrie D'Amico-Branch	Christopher L. Kabatt

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

M.J. Wells & Associates, Inc., Main Office: 1420 Spring Hill Road, Suite 600, McLean, VA 22102

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Winnie F. Dadzie	Robert T. Kohler
Sudeep Deshmukh	Priyatham Konda
Maria C. Lashinger	Kevin D. Sitzman
Brian J. Leljedal	Jorjean M. Stanton
Jami L. Milanovich	Christopher Turnbull
Terence J. Miller	Glenda D. Tyler
David A. Ohler	James W. Watson
John P. Perez	Martin J. Wells

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:



☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., Main Office: 1420 Spring Hill Road, Suite 600, McLean, VA 22102

**Description of Corporation:**

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Michael R. Pinkoske, Jr.	Joseph A. Winterer
Anne M. Randall	Michael J. Workosky
Lawrence E. Sefcik	
Aaron M. Siddle	

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

\_\_\_\_\_ There is additional Corporation Information. *See Attachment to Paragraph C-2.*

### **3. PARTNERSHIP INFORMATION**

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

\_\_\_\_\_ None \_\_\_\_\_

\_\_\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

\_\_\_\_\_ Additional Partnership information attached. *See Attachment to Paragraph C-3.*

#### 4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state). NONE**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state). NONE**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Joanna C. Beitzel  
check one: ☒ Applicant or ☐ Applicant's Authorized Agent

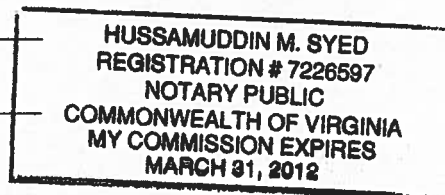
Arris Montessori Academic Services, LLC, by Joanna C. Beitzel, Member  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 22 day of July 2009, in the State/Commonwealth of Virginia, in the County/City of Leesburg

Hussamuddin M. Syed  
Notary Public

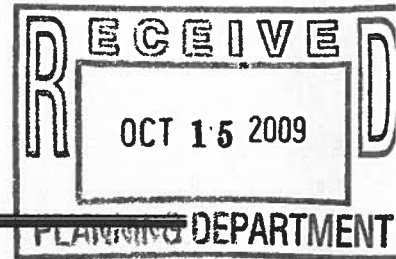
My Commission Expires: MARCH 31, 2012

Notary Registration Number: 7226597



**ARRIS MONTESSORI ACADEMIC SERVICES, LLC  
44675 CAPE COURT, UNIT 189, ASHBURN  
STATEMENT OF JUSTIFICATION  
SPECIAL EXCEPTION**

August 4, 2009  
Revised through October 15, 2009



This Statement of Justification is submitted in support of an Application for approval of a Special Exception pursuant to Section 4-504(NN) and Sections 4-504(U) and 5-609(B) of the 1993 Zoning Ordinance of Loudoun County ("the Ordinance"), to operate a private Montessori school for children with a maximum enrollment of 175 students in the PD-IP Zoning District. The Applicant, Arris Montessori Academic Services, LLC, is the Applicant of Unit 189, 44675 Cape Court, Ashburn, Virginia within the Beaumeade Technology Campus. The Unit is owned by H2K2, LLC, and is identified as: Tax Map /80//31P1///C/ (PIN: 061-49-8039-005). The parcel on which the building is located is zoned PD-IP under the 1993 Ordinance for commercial condominium. The Applicant proposes to use the site for a private school for children from Toddler (18 months), to Elementary (12 years) of age. The Applicant has filed this Special Exception to permit the location of a school within the Beaumeade Technology Campus. The PD-IP Zoning District allows a private school and child care in the zoning district by special exception. The Property is ideally suited for a school as it is close to numerous employers with high volume of employees making it convenient for working parents to have their children attend a day care center and/or school in the complex in which they are working or nearby; there are multiple access routes to the Property mitigating traffic impacts; there is "green space" available for outdoor activities and a playground; the complex is ADA accessible; the complex allows for growth of the school

and minimal physical changes to the interior and exterior space would be required to prepare the unit for school purposes. Additionally, the child care and Montessori School complement the Ideal School located in the same complex which serves higher academic levels of schooling. The structures on the Property are existing which makes it possible to use an existing site without requiring major ground disturbance for construction on another location.

**LOCATION:** The Property is located at 44675 Cape Court, Ashburn, Virginia within the Beaumeade Technology Campus. The property on which the condominium unit is located is surrounded by other commercial condominium units and flex warehouse space. Unit 189, which is the subject of this application, is adjoined by: Unit 100 owned by Eldon Street, LLC; Unit 150 is owned by Ventura Alliances, LLC; Unit 171 is owned by Palm Development, LLC; Unit 130 is owned by Felman Investments; Unit 105 is owned by 44675 Cape Court Innovation, LLC; and Unit 120 is owned by Francis Richard Johnson. The uses in the adjoining units consist of a design center, government and private sector contracting, an insurance office, construction contractors and internet and digital communications office. Additionally, on the south end of the building is an existing private high school with a capacity of 60 students. In the building to the west of Unit 189 is a daycare center with an maximum authorized enrollment of ninety-six (96)

children. It is the Applicant's understanding that the day care is not in operation at this time.

All of the Units and the surrounding properties are in the PD-IP Zoning District. Unit 189 is partially completed for office use and part of the Unit is unfinished space. The Unit will be renovated to accommodate the school use. The Unit contains approximately 17,400 square feet. The interior space will be completed in phases as enrollment increases to house classrooms, offices, study areas, halls and restrooms for the school.

**ZONING AND USE:** The zoning on the Property is PD-IP, planned development, industrial park for light and medium industrial uses with supporting accessory uses and facilities. The building in which the Unit is located is completed and the Unit is finished, however, the space will require minimal renovations to accommodate school use. The existing landscaping will be evaluated at site plan to verify conformance with the Ordinance. If further landscape buffering is needed for the green space playground area, Applicant will add additional screening to meet Zoning Ordinance requirements and to adequately screen the playground from adjoining uses.

**PROPOSED USE:** The Applicant proposes to operate a private Montessori school for children with a maximum enrollment of 175 students at full capacity. The Applicant will develop the school in three phases. Phase I will consist of three classrooms and a multipurpose room with three teachers and three assistants with a maximum of 90 students and support staff. Existing bathroom facilities are adequate for Phase I. Phase II will add two additional classrooms and bathrooms with student enrollment at 105 students. Phase III will add four additional classrooms, bathrooms and hallways with a total enrollment of 175 students. At Phase III, there will be one toddler program classroom; five primary program classrooms for ages 3 to kindergarten; two lower elementary program classrooms for grades 1 to 3 and one upper elementary program classroom for grades 4 to 6. Additionally, Applicants propose to build an outdoor area in a green space area adjacent to the school to provide recreation as well as plant cultivation and outdoor study. The outdoor area will be screened from other uses in the complex.

No food service will be provided on the site. Lunches will be brought from home by the students. The school will offer a before-and-after school program, summer school program and offer community outreach such as Girl and Boy Scouts. Hours of operation for the school will be from 7:30 AM to 6:00 PM. The school will operate year around. The school will provide parents and students of Loudoun County with a conveniently



located private Montessori school for children ranging in the ages of 18 months to 12 years.

**COMPREHENSIVE PLAN:** The Unit is located in an area identified in the Revised General Plan as in the Suburban Policy Area and the use is consistent with the land use policies expressed in the Plan. The Plan encourages a mix of uses in this Policy Area. Currently in the vicinity of the site there exists a private high school and a day care center as well as office space and flex industrial space. A private Montessori school serving children up to the age of 12 years would be complementary with these uses. Planning Staff has raised the question whether the school will result in retail uses exceeding five percent (5%) in Beaumeade Technology Campus. Applicant has surveyed the existing uses and verified that adding the child care use at this location will not result in greater than five percent (5%) retail.

**SPECIAL EXCEPTION STANDARDS FOR APPROVAL STANDARDS:** The Applicant respectfully submits that the proposed special exception on the subject property meets or satisfies the standards criteria set forth in Section 6-1310 of the 1993 Loudoun County Zoning Ordinance.

- (A) Whether the proposed special exception is consistent with the Comprehensive Plan.

**Response:** The proposed special exception is consistent with the Comprehensive Plan in that the school will be established in an existing building that will be renovated to accommodate school use and will add to the services available to the Eastern Loudoun Area

- (B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

**Response:** The proposed special exception will adequately provide for safety from fire hazards and will have effective measures of fire control in that sprinklers, fire alarms, ADA ramps, multiple exits and emergency alarms will be installed on the site.

- (C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

**Response:** The school use will be adequately sound proofed to minimize noise emanating from the use and will therefore not negatively impact the surrounding uses. The outdoor space will be used by the students for a limited period and all outdoor activity will be supervised to minimize noise.

- (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

**Response:** The proposed use will not generate glare or light that will negatively impact the uses in the immediate area.

- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

**Response:** The proposed use is compatible with other existing uses in the area in that there is an existing private high school in the complex and a daycare center in the building to the west of the proposed use.

- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

**Response:** The Applicant will provide adequate screening around the playground/green space area to screen the use from the surrounding uses.

- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

**Response:** The proposed use will have no impact on preservation of topographic or physical, natural, scenic, archaeological or historic features as the Property is fully developed and no new construction for the school is required with the exception of the area to be created for a playground/green space.

- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

**Response:** The proposed use will not damage existing animal habitat, vegetation, water quality or air quality. The students will engage in environmentally supportive activities such as habitat preservation construction of bluebird houses, and planting flowers for butterflies and bees.

- (I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

**Response:** The proposed use will contribute to the welfare and convenience of the public and serve the surrounding residents and businesses by providing a quality educational program for children close to employment. Additionally, the use will provide employment opportunities and will provide relief to the overburdened school system of Loudoun County.

- (J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

**Response:** The traffic expected to be generated by the proposed use will be adequately and safely served by existing roads surrounding the Property as shown by the revised Traffic Study prepared by Wells & Associates dated June 22, 2009. There are no off site pedestrian connections or other transportation services to be addressed at this site relating to the special exception use proposed.

- (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.

**Response:** The existing structures proposed to be converted to the proposed use, will meet all code requirements of Loudoun County.

- (L) Whether the proposed special exception will be served adequately by essential public facilities and services.

**Response:** The proposed special exception use will be served adequately by essential public facilities and services.

- (M) The effect of the proposed special exception on groundwater supply.

**Response:** The special exception use will have no adverse effect on groundwater supply.

- (N) Whether the proposed use will affect the structural capacity of the soils.

**Response:** The proposed special exception use will have no adverse affect on the structural capacities of the soils.

- (O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

**Response:** The special exception use will not negatively impact the orderly and safe road development and transportation.

- (P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

**Response:** The special exception will provide employment opportunities that will increase as the school's enrollment increases and will enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

- (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

**Response:** This special exception takes into consideration the needs of industry and businesses in future growth. No existing agricultural activity in the vicinity will be impacted by this special exception.

- (R) Whether adequate on and off-site infrastructure is available.

**Response:** Adequate on and off-site infrastructure is available.

- (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

**Response:** The proposed special exception use will not generate odors which may negatively impact adjacent uses.

- (T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.

**Response:** The proposed special exception will use sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

**COMPLIANCE WITH SECTION 5-609(B):** The Applicant will comply with the standards set forth in Section 5-609(B) for child care centers as follows:

(1) Outdoor play area shall meet the following standards:

(a) A fence at least three and one half (3 ½) feet in heights shall completely enclose the play area so that children are safely contained inside, and that all persons entering the play area are within direct line of sight from the child care center classroom areas.

(b) No play equipment shall be located within the required yard setback of any district.

(c) Outdoor play areas shall be safely segregated from parking, loading, or service areas (such as dumpster pads or delivery sites).

(2) Parking areas and vehicular circulation patterns shall meet the following standards:

(a) Parking areas shall be designed to enhance the safety of children as they arrive at and leave the facility.

(b) A designated pickup and delivery zone, providing at a minimum one (1) parking space per twenty (20) children, shall be located in proximity to the child care structure in such a way that provides safe and clearly designated access to enter or exit the center.

**TRANSPORTATION/PUBLIC IMPROVEMENTS:** No transportation or public improvements will be required by this special exception. Adequate parking currently exists in the parking lot of the condominium development to satisfy the parking requirements of the Ordinance. The existing parking will be evaluated at site plan to

verify its conformance with the Ordinance. If changes in existing conditions are required, they will be made at that time.

**TRAFFIC IMPACT:** The traffic impact analysis of this proposed special exception shows the following impacts:

1. The proposed SPEX would have no adverse transportation impacts at the study intersection with the project.
2. The anticipated trips of the Arris Montessori School would ultimately add a total of 178 AM peak hour and 107 PM peak hour trips to the local roadway network.
3. The study intersection would operate at an acceptable LOS "C" or better under total future traffic conditions including additional trips generated by vacant space within the complex and full enrollment by Arris Montessori School.

The Traffic Impact Analysis prepared by Wells & Associates dated June 22, 2009, is included with this application submittal.

**PUBLIC UTILITIES:** The Property is served by public water and sewer from the Loudoun County Water. Current service to the property is adequate to serve the proposed use.

**CONCLUSION:** The use proposed is compatible with the Comprehensive Plan Policies for the Suburban Policy Area. This Special Exception is to develop a private

Montessori school for one hundred seventy-five (175) children ranging in ages 18 months to 12 years of age. The Property is ideally suited for a school for the following reasons:

1. It is close to numerous employers with high volume of employees making it convenient for working parents to have their children attend a day care center and/or school in or near the complex in which they are working;
2. There are multiple access routes to the Property mitigating traffic impacts;
3. The complex is ADA accessible;
4. The structures on the Property are existing. The proposed school makes use of an existing site without requiring major ground disturbance and construction on a vacant site.

Accordingly, the Applicant respectfully requests the Planning Commission and the Board of Supervisors approve this Application for a Special Exception for a one hundred seventy-five student Montessori school.

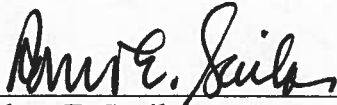
Respectfully submitted,  
ARRIS MONTESSORI ACADEMIC  
SERVICES, LLC

By: Counsel



Arris Montessori Academic Services, LLC  
44675 Cape Court, Unit 189, Ashburn  
Statement of Justification  
August 4, 2009  
Revised through October 15, 2009  
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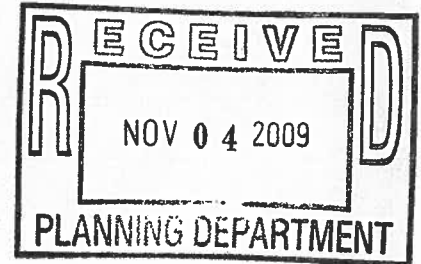
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November 4, 2009

Ms. Sophia Fisher, Project Manager  
Department of Planning  
County of Loudoun  
1 Harrison Street, SE, 3<sup>rd</sup> Floor  
Leesburg, VA 20177



Re: Arris Montessori School - SPEX 2009-0028

Dear Ms. Fisher:

The following are our responses to the second referral agency comments:

**Zoning Administration  
Memorandum dated October 15, 2009  
from Cindy Lintz, Zoning Administration**

COMMENT 1. The designated drop off area shown on Sheet 2 does not match the drop off area of Sheet 4.

COMMENT 2. The proposed playground area cannot serve two purposes (an entrance and a playground). Distinguish it from the entrance.

COMMENT 3. Sheet 2, the outdoor play area "6,675 s.f." remove the "+/-."

COMMENT 4. Staff suggests removing "for Elementary Education from the Proposed Uses on Sheet I and on the building on Sheet 2.

RESPONSE: The plat has been revised to address the Comments 1, 3 and 4. The Applicant has addressed Comment 2 by adjusting the hours of operation and times of arrival and departure to remove any conflict between the children playing in the play area and children arriving and departing. As a result the before school and after school entrance and sidewalk never serve two purposes or uses at the same time. It should be noted that the before school and the after school entrance is not the main entrance into the school. The main entrance is on the opposite side of the building.

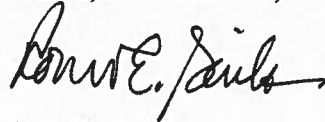
Sophia Fisher, Project Manager  
November 4, 2009  
Page 2

Enclosed are seventeen (17) copies of the revised Special Exception Plat for review. If you need any further information or documentation, please do not hesitate to call.

I look forward to hearing back from you on this application after you have reviewed the Applicant's responses to the referral comments.

Sincerely yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.

A handwritten signature in black ink, appearing to read "Robert E. Sevila", with a stylized flourish at the end.

Robert E. Sevila

enclosures

cc: Joanna Beitzel  
Mark Baker  
Ben Rose  
Chris Turnbull

A-55

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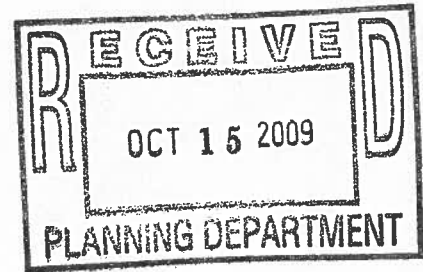
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October 15, 2009

Ms. Sophia Fisher, Project Manager  
Department of Planning  
County of Loudoun  
1 Harrison Street, SE, 3<sup>rd</sup> Floor  
Leesburg, VA 20177



Re: Arris Montessori School - SPEX 2009-0028

Dear Ms. Fisher:

The following are our responses to the referral agency comments. The response to comments are found on the pages indicated below:

<u>Referral Agency</u>	<u>Page</u>
1. Virginia Department of Transportation Letter Dated September 25, 2009 .....	2
2. Loudoun Water Letter dated September 30, 2009 .....	3
3. Zoning Administration Memorandum dated October 6, 2009 .....	4
4. Department of Fire, Rescue and Emergency Management Memorandum dated October 7, 2009 .....	7
5. Community Planning Memorandum dated October 7, 2009 .....	8
6. Office of Transportation Services Memorandum dated October 13, 2009 .....	10

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October 15, 2009  
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**Virginia Department of Transportation  
Letter dated September 25, 2009  
from Thomas B. VanPoole, P.E.**

**Comment 1.** The use described in the statement of justification is for students up to 12 years old. The traffic study cited data from ITE use 536 Private School K-12 rather than more appropriate ITE use 534 Private School K-8. ITE use 565 Day Care is also a possible use.; However, the actual data used, from a similar site, are higher than predicted by any of these uses, so the results of the study are conservative.

**Response:** Applicant acknowledges Staff's comment.

**Comment 2.** We have some concern whether the size and configuration of the parking lot supports a large number of parents dropping off their children in the morning at this and the other school nearby without queues backing up onto Cape Court.

**Response:** The primary Drop-off/Pick-up activities for the school will occur at the rear of the building providing separation from Ideal School activities. The proposed circulation is shown graphically on a new plan sheet (Sheet 4) submitted with the revised application. The circulation provides over 600 feet stacking on-site and therefore will not impact other traffic on Cape Court.

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Sophia Fisher, Project Manager  
October 15, 2009  
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**Loudoun Water**  
**Letter dated September 30, 2009**  
**from Julie Atwell, Engineering Administrative Specialist**

**Comment 1.** Change general note 7 (sheet 1) to read Loudoun Water could provide water and sanitary sewer service to the proposed use through extension of existing facilities. Water and sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

**Response:** The note on the plat has been changed as suggested.

**Comment 2.** Show location of existing water and sanitary sewer lines on special exception plat.

**Response:** The plat has been revised to show the water and sanitary sewer lines.

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**Zoning Administration  
Memorandum dated October 6, 2009  
from Cindy Lintz**

**Comment 1.** Include the Special Exception numbers in the title of the application.

**Response:** The plat has been revised to add this information.

**Comment 2.** Sheet 1 under Site Data, combine the proposed use and proposal to list only the two uses: a Child Care Center and a Private School for up to 175 students. The word "Montessori" should be omitted from the use since it is not a use defined under the 1993 Zoning Ordinance.

**Response:** The plat has been revised to remove the word "Montessori".

**Comment 3.** Sheet 1, under Parking Tabulation; include the parking and loading requirements for Child Care Facility, "0.2/ person in licensed capacity plus one per employee not residing on the premises. No loading space required."

**Response:** The plat has been revised to include this information.

**Comment 4.** Sheet 1 & 2, show the parking requirements for these two uses and include them in the outlined Special Exception area.

**Response:** Sheet 1 of the plan set has been revised to show parking and loading requirements, as well as Pickup/Delivery space requirements per section 5-609 of the zoning ordinance. Shared parking is utilized on site so individual parking spaces will not be reserved or outlined on the Special Exception limits. Please note that the Special Exception limits have been revised to include the entire parcel, the same as shown on Ideal Schools and Newton School Special Exceptions applications. The limits of private school and daycare have been added to the Special Exception Plat, Sheet 2. The number of required parking spaces will be provided for review with the site plan amendment application.

**Comment 5.** Sheet 2, the driveway needs to be included in the Special Exception application.

**Response:** The Special Exception limits have been revised as stated above.

**Comment 6.** Sheet 1, per Section 5-609(B)(2)(b) show the designated pickup and delivery zone. Note: this area needs to be included in the outlined Special Exception area.

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**Response:** Sheet 1 has been revised to show the designated pick up and delivery zone requirements. The Special Exception limits have been revised as stated above.

**Comment 7.** Sheet 1, under parking tabulations "Accessible space provided," please correct the spelling of conformance.

**Response:** Sheet 1 has been revised to address this comment.

**Comment 8.** Sheet 1, under parking tabulations "Loading space provided," delete the word "Revised", since this parcel is under the 1993 Zoning Ordinance.

**Response:** The word "Revised" has been removed as requested.

**Comment 9.** Sheet 2, define the limits of the playground space for the number of child care students the center plans to have. Section 5-609(A)(5) of the ordinance requires 75 square feet per child.

**Response:** An inset has been added to Sheet 2 to include this information.

**Comment 10.** Sheet 3, under #1, the Beth Chaverim Reform Congregation zip code is 20147-6239.

**Response:** The zip code for Beth Chaverim has been revised.

**Comment 11.** Sheet 3, under #5, Moshen & Neda Jalali own two different parcels with two different addresses. For PIN 060-10-3176-013 County Records show the owner's address as: 44710 Cape Ct Ste 122, Ashburn, VA 20147-6231.

**Response:** Sheet 3 has been corrected to show the correct owners' address for this parcel.

**Comment 12.** Sheet 3, delete #7 since that parcel does not adjoin the owner's map.

**Response:** Sheet 3 has been revised to delete #7.

**Comment 13.** Sheet 3, under #8, Francis Richard Johnson's zip code is 20105.

**Response:** Sheet 3 has been revised to show the correct zip code. This owner has been changed to #7 on sheet 3.

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Sophia Fisher, Project Manager  
October 15, 2009  
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**Comment 14.** Statement of Justification: under the 1993 Zoning Ordinance the Special Exception is being requested for Private School – Section 4-504(NN) and Child Care Center – Section 4-504 (U) and 5-609(B).

**Response:** The Statement of Justification has been revised to address this comment.

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**Department of Fire, Rescue and Emergency Management**  
**Memorandum dated October 7, 2009**  
**from Maria Figueroa Taylor**

**Comment 1.** Thank you for the opportunity to review the above captioned applications. Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, no objection to the applications as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	LCFR Moorefield Station 23 Travel Time
061-49-8039	Arris Montessori School	3 minutes (temp) 5 minutes, 22 seconds (perm)

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	LCFR Moorefield Station 23 Response Times
Arris Montessori School	5 minutes (temp) 7 minutes, 22 seconds (perm)

**Response:** Applicant appreciates the comment as to response times. Since the Department of Fire, Rescue and Emergency Management has no objection of the approval of this application, no further response is necessary.

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**Department of Planning  
Memorandum dated October 7, 2009  
from Kelly Williams, Planner III**

**Comment 1:** The proposed uses are consistent with the Plan's land use vision for this subarea, however, additional information regarding the existing retail/service component of the overall Beaumeade Technology Campus is necessary to determine if the proposed special exception is consistent with the land use mix ratio envisioned by the Plan.

**Response:** Applicant addresses this issue below.

**Comment 2:** The application proposes a combination private school and daycare center which would contribute to both the retail/service and public/civic land use mix for the Beaumeade Development. While there is no maximum amount of public and civic uses permitted, the Employment supportive Retail Policies limit the amount of retail/service uses within Beaumeade to 5% of the total square footage of the employment uses in the development.

*While these types of uses are anticipated in Light Industrial Communities, information regarding the existing retail and service uses should be provided to determine if the daycare and private school are in keeping with the land use mix policies.*

**Response:** Arris Montessori School is ideally located between the large tracts of housing development to the northwest/southwest and the large business communities in technology parks to the east and south. With increasing fuel costs, proximity will be a growing consideration in choice of schools, the proposed location will be convenient to a large number of homes and businesses in the immediate area.

Major employers represent Professional and Technical Services, which are the second highest average salaries in Loudoun County. Such employers have increased in number by almost 10 percent from the third quarter of 2006 to the third quarter of 2007 and over 13 percent in the number of establishments during the same period. Overall, employment rose by 3 percent in Loudoun, over three times the employment growth rate of the Northern Virginia region during the same period.

Major Employers in the vicinity of the proposed school location are listed in the table below. As illustrated above, these employers are within a four-mile radius.

Major Employers in Vicinity		
No.	Employer	Employment Range
1	AOL LLC	1,000 to 5,000
2	Verizon Business	1,000 to 5,000
3	US Postal Service	1,000 to 5,000
4	Dulles International Airport	1,000 to 5,000
5	Beaumeade Technology Park	500 to 1,000
6	Redskin Park	300 to 499
7	Orbital Science Corporation	1,000 to 5,000
8	United Airlines Services	1,000 to 5,000
9	Department of Homeland Security	1,000 to 5,000
10	Rockwell Collins	300 to 499
11	Janella Farm Research Campus	300 to 499
12	Telos Corporation	300 to 499

After visual inspection and general familiarity with the center, it is the Applicant's conclusion that retail uses on the site are well below five percent (5%). Although child care is treated as a retail use under the Zoning Ordinance, Montessori child care is educationally based and is more institutional than retail. There are no other operating child care facilities in Beaumeade. The use is intended to serve the center, the vicinity and the area immediately around the center as a child care facility and school.

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**Office of Transportation Services  
Memorandum dated October 13, 2009  
from George Phillips, Senior Transportation Planner**

**Comment 1.** Based on information included in the application, child care is proposed with this application. Yet, the trip generation data provided in the applicant's traffic study does not appear to include these additional trips. Thus the traffic may be undercounted and the LOS analysis inaccurate. Child care uses would likely produce trips that coincide with the A.M. and P.M. peak hour, requiring a revised analysis. Please clarify why the trip generation for the child care was not provided and confirm the hours of operation and capacity of the child care facility.

**Response:** A trip generation analysis and comparison has been completed for two options that would break out the child care and school uses as defined by the zoning ordinance. One option included 89 child care students/86 regular students and the second option included 51 child care students/124 regular students. The comparison is shown on Table 3A attached and indicates that during the AM peak hour fewer trips would be generated than that shown in the traffic study. During the PM peak hour a maximum of 14 more trips may be generated when compared to that shown in the traffic study. These additional trips were added to total future traffic volumes at the Loudoun County Parkway/Cape Court intersection and re-analyzed for the PM peak hour. The results of the capacity analysis indicates that the eastbound left turn movement increased in delay by 0.5 seconds to 19.3 seconds of delay, maintaining a level of service (LOS) "C". Based on the results of the additional analysis, the conclusions of the traffic study remain valid. The analysis worksheet is provided with this response.

Child care trip generation was assumed to be part of the rates used as these rates reflect a Montessori School use similar to that proposed. The hours of operation for the school are 7:30 AM to 6:00PM with staggered arrivals and departures for students depending on age group. One factor determining the capacity of the child care facility is based on the available outdoor play space. Other factors may also apply. The play area shown with the previously submitted site plan would yield approximately 51 child care students. A revised site plan would permit up to 89 child care students. This range of students was the basis for the additional traffic analysis and the worse case condition was analyzed.

**Comment 2.** The applicant needs to ensure that adequate parking and appropriate vehicle circulation is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.

**Response:** A Drop-off/Pick-up Plan, Sheet 4 has been added to the plan set to illustrate drop-off locations, over 600 feet of stacking, and circulation. The 286 existing spaces on site are shared among users in the building/site. Currently users in the building include a design center, government and private sector contracting, an insurance office, construction contractors, internet and digital communications office, and a private high school (Ideal School).

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**Comment 3.** The applicability of Route 28 Tax District payments for the proposed use needs to be confirmed. If applicable, a condition of approval consistent with the condition language included with the Ideal Schools application (SPEX 2008-0020) is recommended.

**Response:** The Applicant for the Ideal Schools special exception was also the owner of the property. Here, the Applicant is a tenant and not the owner of the Property and is unable to agree to a condition that affects the owner's liability for taxes.

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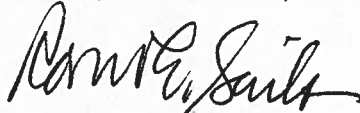
Sophia Fisher, Project Manager  
October 15, 2009  
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I believe we have addressed all of the County's comments regarding this application. Enclosed are five (5) copies of the revised Special Exception Plat for review and five copies of the revised Statement of Justification.

I look forward to hearing back from you on this application after you have reviewed the Applicant's responses to the referral comments.

Sincerely yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.



Robert E. Sevila

enclosures

cc: Joanna Beitzel  
Mark Baker  
Ben Rose  
Chris Turnbull

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# **ARRIS MONTESSORI**

## **Drop-off and Pick-up Procedures**

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### *Arrivals and Drop Off:*

- Primary access will be from the rear of the building. Parents will be instructed to drive to the rear of the building using the third entrance off of Cape Court, follow the traffic pattern around the parking isle, and stop at the designated drop-off area where staff will escort the children out of the vehicle and to their classrooms.
- Secondary access will be from the front of the building.
  - Students and/or Parents with special needs can park in the front of the building in the assigned handicap parking spaces and use the front entrance to the school.
  - Parents with business with the school (meetings, conferences, questions, administrative needs) will be instructed to park in the front parking area and use the front entrance to the school.
  - Students arriving late will be instructed to arrive at the front entrance guided by their parents. The parents must sign the student in.

### *Departure and Pick Up:*

- Primary access will be from the rear of the building.
  - Students will assemble in the multipurpose room and be ready to depart five (5) minutes before designated pick up times.
  - Parents will be instructed to drive to the rear of the building using the third entrance off of Cape Court, follow the traffic pattern around the parking isle, and stop at the designated pick-up area where staff will escort the children from the multipurpose room to their vehicle .
  - Parents will use color coded and numbered cards provided by school staff at the beginning of the school year. The color corresponds to the classroom and the number for the student. Parents will place the cards on the back of the visors in their vehicle and when approaching the drop-off/pick-up area, staff will communicate with staff inside which students are ready for pick-up.



# **ARRIS MONTESSORI**

## **Drop-off and Pick-up Procedures**

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- Secondary access will be from the front of the building.
  - Students and/or Parents with special needs can park in the front of the building in the assigned handicap parking spaces and use the front entrance to the school.
  - Parents with business with the school (meetings, conferences, questions, administrative needs) will be instructed to park in the front parking area and use the front entrance to the school.
  - Parents arriving late will be instructed to arrive and depart at the front entrance students escorted to their vehicles by their parents.